

For Lease

Second Floor Marina House,  
Clarence Street, Dun Laoghaire,  
Co. Dublin

vincent  
**FINNEGAN**  
commercial







## LOCATION

Marina house is a modern high profile office building that enjoys panoramic views over Dublin Bay and Dun Laoghaire Harbour. Situated on Clarence Street it is in the heart of Dun Laoghaire and is equi-distant from the Dart stations of Salthill and Dun Laoghaire, each some five minutes walk away.

Accessibility to Dublin City is convenient with a travel time of 17 minutes from Salthill to Pearse Street train station. Dublin airport is equally convenient with a travel time of 40 minutes on Air Coach.

Dun Laoghaire is a vibrant busy Dublin seaside suburb that is rich in maritime history and character. It is the county town of Dun Laoghaire Rathdown County Council with good business and social infrastructure. As home to the largest harbour in Ireland it is rich in easily accessible outdoor facilities, combining with the many restaurants and bars to make it a superb location for all workforces thus creating the ideal environment to work, rest and play. Sailing clubs, gyms, promenades and shopping centres provide excellent opportunities for staff



to unwind, exercise and socialise.

### DESCRIPTION

This third generation office accommodation of 661m<sup>2</sup> is set out on the second floor of this 4-storey office building and can be divided easily as two separate office suites of 335m<sup>2</sup> and 326m<sup>2</sup> set around a central service core. (All measurements are indicative and as such all parties should satisfy themselves as to the accuracy of the measurements provided).

The space is fully fitted to provide a complimentary mix of open plan and cellular offices, meeting rooms, comms and kitchenette facility along with a south facing balcony. Specification includes suspended ceilings, recessed category 2 lighting, air conditioning, raised access floors and floor boxes wired for power. The office has the benefit of 9 underground car parking spaces.

### TITLE

Available by way of a long lease on full repairing and insuring terms.

### RATES

€31,302 per annum.

### SERVICE CHARGE

€20,926.32 per annum.

### VAT LIABILITY

VAT will be charged on rent.

### VIEWINGS

Strictly by appointment with the sole agent.

### NEGOTIATORS

John Maguire  
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E: john.maguire@finnegan.ie

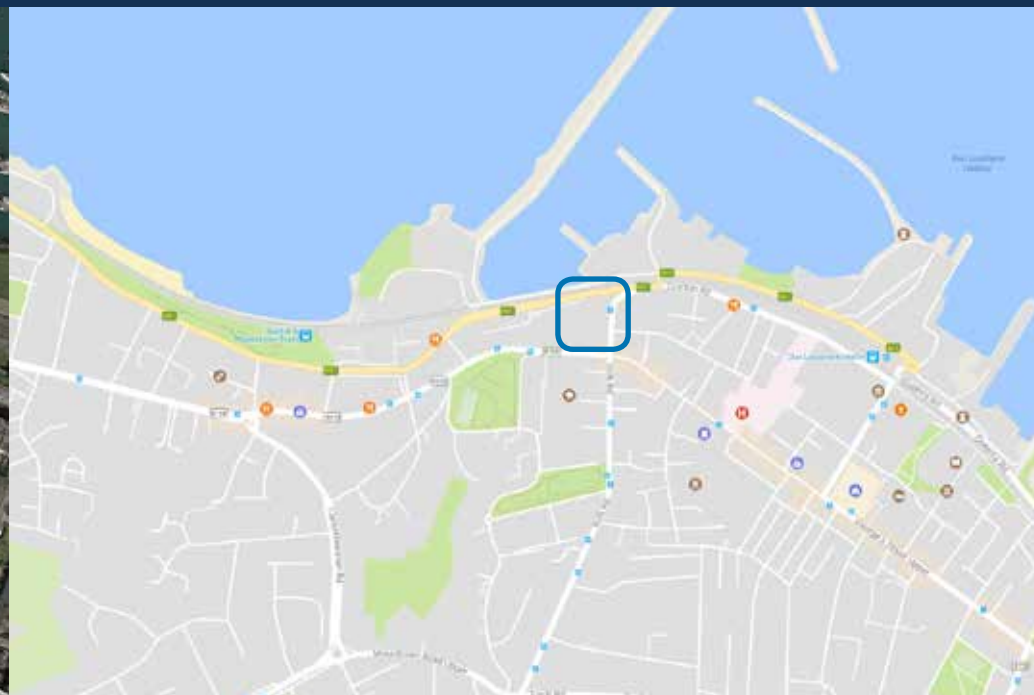
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SECOND FLOOR







Maps for identification purposes only

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